

SUPERIOR HOMES

ROYSTON & LUND



22 Muir Avenue

Tollerton | NG12 4EZ

Guide Price £695,000 - £725,000

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Royston and Lund are delighted to bring to the market this four bedroom detached property located in the highly sought after village of Tollerton, which consists of a fantastic village pub and a well regarded primary school as well as having an excellent bus route service into West Bridgford and the city centre. Situated at the end of the cul de sac tucked away giving it a more private feel, along with ample off street parking and an integral garage this property would be an excellent fit for a family.

Entering into the property you come into a spacious vaulted hallway that provides stairs to the first floor and lends access into the reception rooms. The living room is an ample size with a front aspect window letting in lots of natural light. The Kitchen/family room really presents a "wow" factor feel due to its extended size and high quality fixtures and fittings such as integrated eye level oven, hob and extractor fan, as well as fridge and freezer along with built in wine coolers in kitchen island. The kitchen/family room also boasts of impressive skylight and bifold doors to the rear aspect granting access to the rear garden, along with a secret panelled door which allows access into a separate utility room. The ground floor in turn has a further bedroom which benefits from a sleek ensuite shower room.

To the first floor there are three well proportioned double bedrooms. The main bedrooms is a great size which has the convenience of an ensuite shower room and a walk in wardrobe. The remaining bedrooms both share a separate three piece suite bathroom consisting of bath, double wash basin and WC.

Facing the property there is ample off street for multiple cars and an integral stretched back single door garage. To the rear of the property there is a good size garden starting with patio stepping down onto a lawn area, with summer seating to the side aspect. The garden is enclosed by fenced borders.



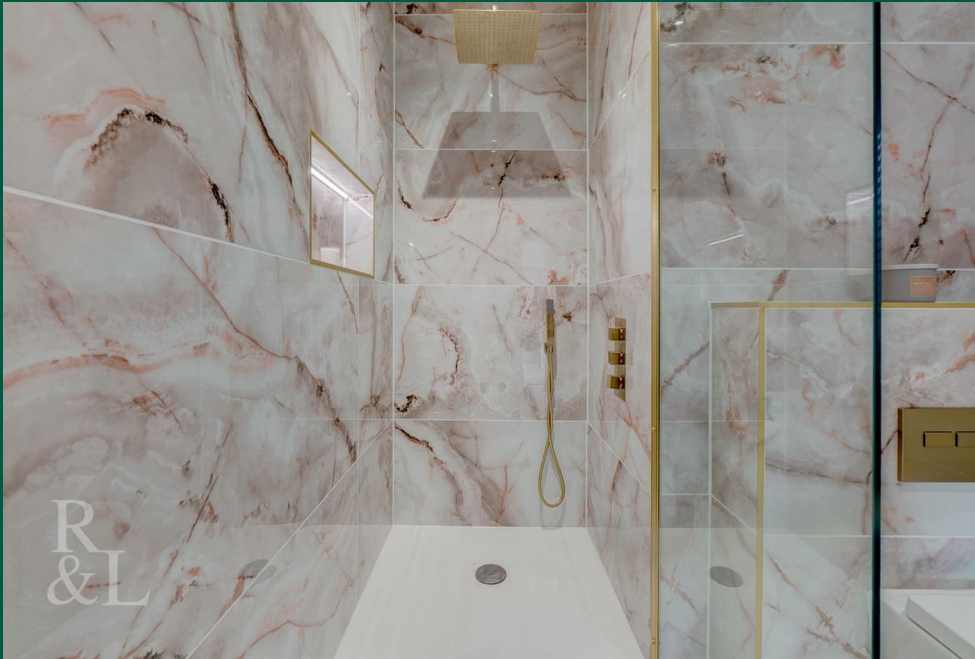


- ****GUIDE PRICE £695,000 - £725,000****
- Four Bedrooms
- Beautiful Kitchen Family Room With Integrated Appliances
- End Of Cul De Sac
- Ensuite And Walk In Wardrobe
- Separate Utility Room
- Off Street
- Immaculately Presented
- EPC Rating - C
- Freehold - Council Tax Band - F





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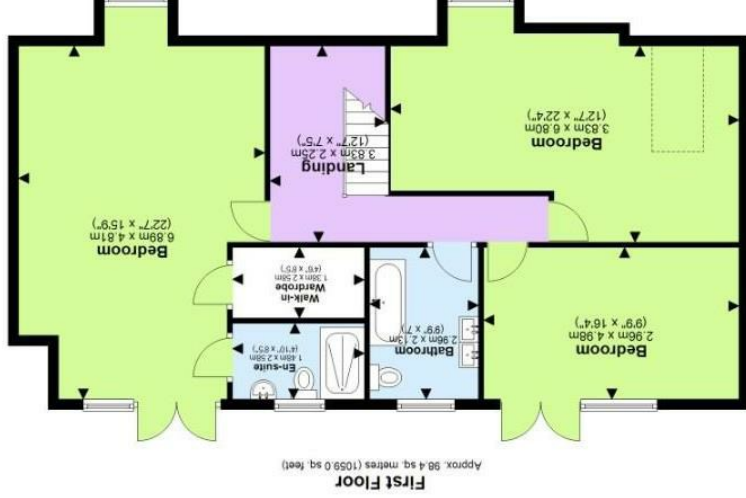
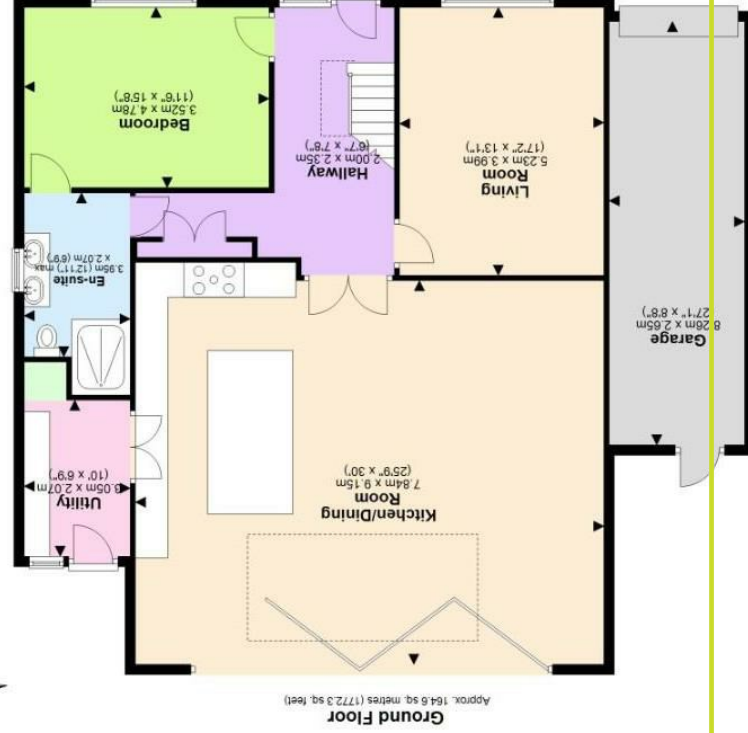






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.
Total area: approx. 263.0 sq. metres (2631.2 sq. feet)



Environmental Impact (CO ₂) Rating			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
A (92 plus)		75	83
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			

Energy Efficiency Rating			
England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Current	Potential
A (92 plus)		75	83
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

EPC

